LOT 32
OAK HILL ESTATES #2 PB 5/134

BICKFORD PAUL & MARY
95126 LOUISE CT
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0032-0000

BUILDING CHARACTERISTICS

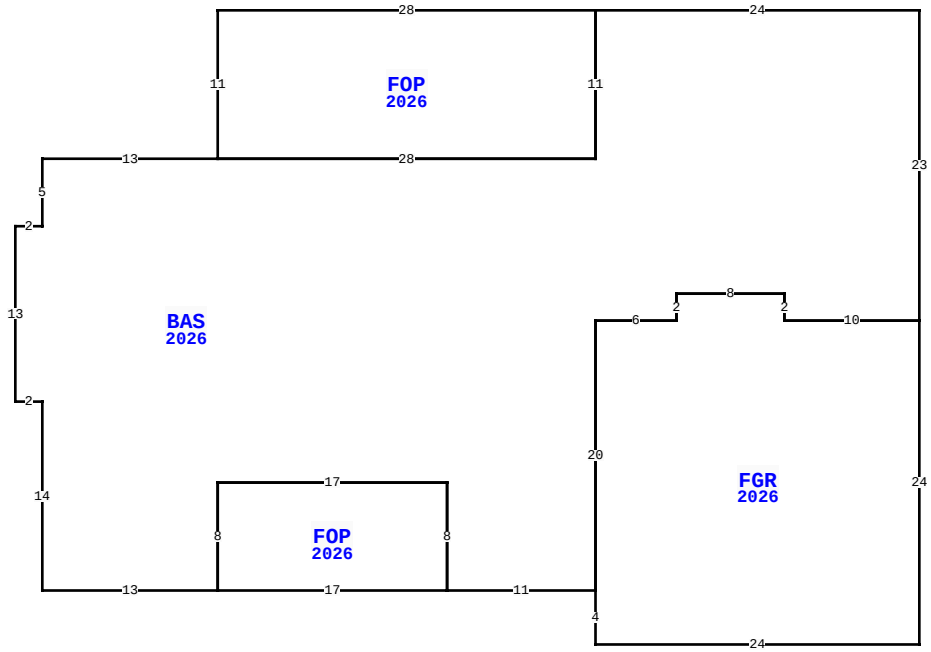
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	2026	1,738	270,607
FGR	592	55	2026	326	50,758
FOP	136	30	2026	41	6,384
FOP	308	30	2026	92	14,324
TOTALS	2,774			2,197	342,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,197	112.0140	155.70	342,073	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1738 HX Base Yr 2026



95126 LOUISE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,158
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		104,000
TOTAL MARKET VALUE		470,158
SOH/AGL Deduction		152,998
ASSESSED VALUE		317,160
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,749
TOTAL JUST VALUE		470,158
NCON VALUE		366,158
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250011050	CO	347,750	09/30/2025
B250007232	GARAGE	99,300	07/01/2025
B250004822	H 1734 G599 P450	347,750	05/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1540	5/31/2024	WD	Q	V	01	118,500
GRANTOR: COOP JESSICA ELAINE						
GRANTEE: BICKFORD PAUL & MAR						
2655/563	7/18/2023	WD	U	V	19	80,000
GRANTOR: BUTLER MELISSA P/R OF						
GRANTEE: COOP JESSICA ELAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,10] W24 S11 W28 W13 S5 W2 S13 E2 S14 E13 N8 E17 S8 E11 N20 E6 N2 E8 S2 E10 N23 $
FOP=[YR=2026;ORIG=46,10] W28 S11 E28 N11 $
FOP=[YR=2026;ORIG=18,45] E17 S8 W17 N8 $
FGR=[YR=2026;ORIG=46,33] E6 N2 E8 S2 E10 S24 W24 N4 N20 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	100,000.00	100,000.00	104,000							

REVIEW DATE 01/14/2026 BY NW Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

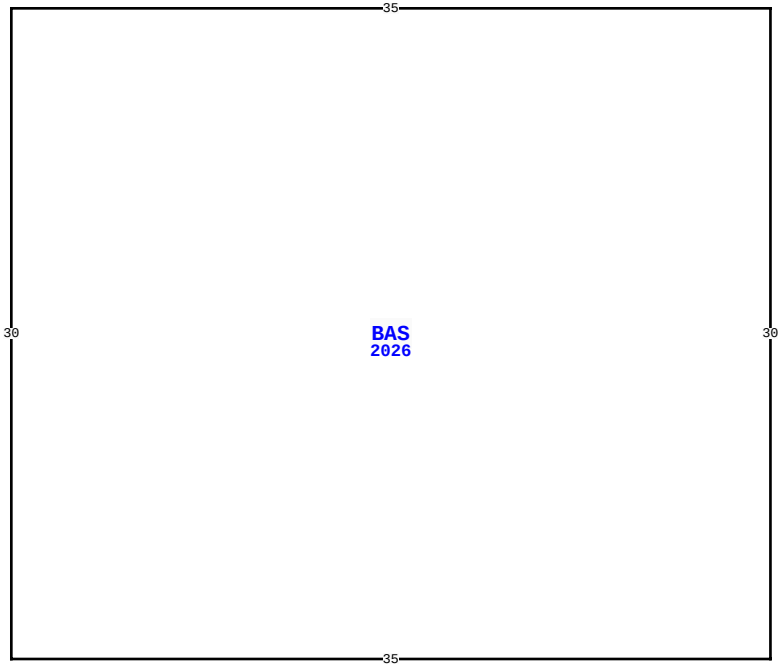
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2026	1,050	24,086
TOTALS	1,050			1,050	24,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	59.4000	23.17	24,328	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 1050 HX Base Yr 2026



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2655/563	7/18/2023	WD	U	V	19	80,000
GRANTOR: BUTLER MELISSA P/R OF						
GRANTEE: COOP JESSICA ELAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-10,10] E35 S30 W35 N30 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2026 BY NW Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 07/09/2026 BY SYS